

Memorandum

Issued By: Anne McIlroy / Nathan Flach
 Brook McIlroy Inc.
 161 Spadina Ave, Suite 200
 Toronto, ON M5V 2L6

Date: July 22, 2024

Paul Kulyk, MCIP, RPP
 Senior Planner – Planning Division, Growth Management Services
 King Township
 2585 King Road
 King City, ON L7B 1A1

Re: **326 Main Street, Schomberg ZBA and SPA Urban Design Peer Review**

Dear Paul,

Thank you for the opportunity to provide comments on the urban design aspects of the application materials submitted to the Town in June, 2024 in support of a Zoning By-law Amendment and Site Plan Control application. Brook McIlroy provided commentary on the previous submissions for the proposed development in November, 2022, July, 2023, and March, 2024.

Our follow-up comments are provided below. Should any conflicting information arise between these and other comments/recommendations, Township staff will work with the applicant to arrive at a solution that achieves the objectives of all commenting agencies.

1. Visual Impacts

We have reviewed six viewsheds provided in the updated Visual Impact Assessment Addendum dated May, 2024 and have the following comments:

a) **Viewshed 1**

Looking northeast from the commercial core of Main Street, the proposed building is fully obscured by existing buildings along Main Street. Based on the provided perspective image, the proposed building is not expected to impact views from this location.

b) **Viewshed 2.1**

Looking east from the subject site's frontage along Main Street, the proposed building will be visible behind the existing structure and partially obscured by existing trees in the front yard of the site. It is noted that the representative view illustrates summer leafy conditions for deciduous trees on the property, and that the visual impact of the proposed building will be greater in colder months when deciduous trees drop their leaves.

c) **Viewshed 2.2**

Looking northeast from Main Street just south of the subject site, the proposed building will be visible and partly obscured by existing trees in the front yard of the subject site. Similar to viewshed 2.1, the visual impact of the proposed building will be greater in colder months when deciduous trees drop their leaves, though three large coniferous trees in the foreground of the provided images will obscure views toward the proposed building as the viewer moves north along Main Street.

d) Viewshed 3

Looking southeast from Main Street just north of the subject site, the proposed building will be partially obscured from view by existing buildings and trees in front yards of the subject site and neighbouring properties. The visual impact of the proposed building will be greater in colder months when deciduous trees drop their leaves. Existing buildings along Main Street to the north are located at smaller setbacks from the street than the proposed building. The difference in setbacks maintains the visual prominence of existing buildings and mitigates the visual impact of the proposed building in the streetscape, despite its greater height.

e) Viewshed 4

Looking south into Dufferin Marsh from Doctor Kay Drive, the proposed building is almost entirely obscured from view by a row of coniferous trees that will mitigate view impacts from this location year-round. Portions of the upper storeys of the proposed building will be visible in the upper portions of the tree canopy but are not expected to extend above the existing tree line based on the provided view angle.

f) Viewshed 5

Looking west into Dufferin Marsh from Cooper Drive, the proposed building is expected to be visible across Dufferin Marsh and will extend above the existing tree canopy. The provided landscape plan dated January, 2024 illustrates a number of existing trees on the Dufferin Marsh property, which will partially obscure the lower portions of the proposed building, though the visual impact will be greater in colder months when deciduous trees drop their leaves. Given the large distance (approximately 250m) from the viewpoint to the proposed building, the overall visual impact from the provided location will be noticeable due to the lack of existing buildings that extend above the tree line but limited in scale within the total vista.

Based on our analysis, we conclude that the large 52-metre front yard setback of the proposed building reduces the visual impact and perceived height of the building from locations along Main Street and that the proposed building will be partially or generally obscured by existing buildings and trees to varying degrees throughout the year. The visual impact study illustrates a change within Schomberg from its existing predominant low-rise building forms. The resulting building will be visible as a taller and broader element within the streetscape than currently exists, however it is our opinion that its visual impacts have been sufficiently mitigated through building siting, massing, articulation, and material choices.

2. Shadow Impacts

a) Fall / Spring Equinox

9am shadows on the test date impact nearly all of the front and rear yards of the property at 332 Main Street, as well as varying portions of the rear yards of 338 and 344 Main Street. Shadows move to the rear yard of 332 Main Street and generally off of 338 Main Street by 11am. Between 11am and 3pm small portions of the rear yards of 332 and 344 Main Street experience shadowing. By 5pm, shadows generally move off of the neighbouring lots north of the subject site. Shadowing begins on the Dufferin Marsh property by 3pm and extends into the evening hours.

b) Summer Solstice

9am shadows on the test date impact a portion of the rear yards of 332 and 338 Main Street. The proposed building is not expected to cast shadows onto neighbouring properties to the north after 11am. Minor shadowing onto the Dufferin Marsh property begins at 3pm and extends into the afternoon and evening hours.

c) Winter Solstice

9am Shadows impact most front and rear yards of properties to the north of the subject site along Main Street and generally move to the rear yards by 11am on the test date. Between 1pm and 3pm shadows move across the rear yards of 332, 338, and 344 Main Street, as well as the rear yard of 362 Main Street (115 Doctor Kay Drive). From 3pm onward, shadows move onto the Dufferin Marsh property and extend into the evening hours.

Based on our analysis, we conclude that the shadow impacts present a typical level of shadowing in both length and duration for a mid-rise building of this scale. The building's deep front setback mitigates impacts to neighbouring lots to the north along Main Street by limiting shadowing to only rear yards by 11am at all times of the year. On the critical equinox test dates, shadow impacts on properties to the north are minor after 11am, with the property at 332 Main Street most affected due to its proximity to the subject site. The Dufferin Marsh property experiences shadowing from the proposed building in the afternoon and evening hours and is expected to receive a minimum of 4 to 6 hours of full sun each day year-round. On days that the Dufferin Marsh receives shadowing in the afternoon and evening hours, the shadows are minor in length in relation to the overall size of the property, and are sufficiently short in duration to mitigate negative effects.

Thank you for allowing us the opportunity to offer a constructive review for this important site in Schomberg. We look forward to reviewing any future revisions to the submission materials and will be happy to provide further comments at that time.

Should you have any questions regarding any of the above, please do not hesitate to contact us anytime.

Sincerely,



Anne McIlroy, BArch, FRAIC, RPP, FCIP
Principal



Nathan Flach, Architect OAA, AIBC, MRAIC
Principal